**Planning/Zoning Board of Adjustment Meeting**

January 8, 2018

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on January 8, 2018 by Chairman Porch at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Chairman Porch led the Pledge of Allegiance.

Chairman Porch read the Open Public Meetings Act.

***Roll Call***:

***Present***: Timothy Blute, Michael Porch, Todd Kieninger, Anthony Leonetti, Daniel Dunn

***Absent***: Denise Magilton, Joseph Spuhler, Dorothy Gannon, Jason Hesley, Anthony Pantalone, Carol Bannon

***Also present***: Mrs. Kate Dunn (board secretary), Mr. Nathan Van Embden of the Law Offices of Nathan Embden and Mr. Raymond Roberts of Remington and Vernick.

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**New Business:**

**Organizational Meeting of the Planning/Zoning Board:**

Anthony Leonetti made the motion to appoint Michael Porch as Chairman of the Board. Todd Kieninger 2nd the motion and the appointment was approved with 5 Yes votes.

Michael Porch made the motion to appoint Todd Kieninger as Vice Chairman of the Board. Timothy Blute 2nd that motion. The appointment was approved with 5 Yes Votes.

Michael Porch made the motion to appoint Remington & Vernick as the board engineer. Anthony Leonetti 2nd that motion and the appointment was approved with 5 Yes votes.

Michael Porch made the motion to appoint Kate Dunn as board secretary. Todd Kieninger 2nd that motion and the appointment was approved with 5 Yes votes.

Michael Porch made the motion to approve the 2018 meeting dates. Todd Kieninger 2nd the motion and the dates were approved 5 Yes votes.

Michael Porch made the motion to designate The Press of Atlantic City as the official newspaper and the Cape May County Herald as the alternate newspaper. Todd Kieninger 2nd the motion and the designation was approved with 5 Yes votes.

**New Business:**

**Applicant: RAB Group, LLC 18-17Z**

**Attorney: Andrew Catanese Esq.**

Per the request of the attorney, Andrew Catanese, Esq., this application has been adjourned until February 5, 2018.

**New Business:**

**Applicant: Wildwood Retail, LLC 21-17P**

**Attorney: Duncan Prime, Esquire of Prime Law**

**Engineer: Jeffrey Martell of Stonefield Engineering & Design**

Duncan Prime, Esq. represents the applicant Wildwood Retail, LLC. The property is located at 4315 New Jersey Ave., Block 106, Lot 1.01. The property is located in the GC, General Commercial Zoning District.

The applicant proposes to convert the existing building into a Dollar Tree Retail store.

The proposed site is a corner lot with 2 front yards, one on New Jersey Ave and one on Montgomery Ave.

The applicant requested the following pre-existing non-conforming variances: Minimum lot frontage, minimum lot width, minimum lot coverage, maximum principal building coverage, minimum side yard and rear yard setback. The applicant is also requesting waivers for on site parking spaces and a loading zone.

Duncan Prime states that the currently the site is a vacant office building that is 9,750 square feet and located in the GC zone. He states that the applicant is requesting minor site plan approval to renovate the existing building into a Dollar Tree Retail store. He states that most the variances are pre-existing and they will need a waiver for parking spaces and a loading zone.

Matt Welch, P.E. and Matt Welch, P.E. of Stonefield Engineering & Design were sworn in and testified. Mr. Welch made reference to Exhibit A-1 which is a site plan dated 01/02/2018 and shows an aerial view of the subject property. He stated that almost the entire site is covered by the building. He stated that in the G/C Zone, retail stores are a permitted use. He stated that Dollar Tree provides a wide variety of essentials for $1 or less. He also stated that there is an overhead delivery door located in the south east corner of the building and this is where they will store all trash. Trash will be stored inside the building. Adjacent to this area is where a leading door is proposed.

Mr. Welch made reference to Exhibit A-2 which is the proposed floor plan for the site. He stated that there will be 1 truck once a week for deliveries. The board had some concerns about which routes the truck will take to get to the site in the middle of summer. The board suggested that the truck go make a left on to Atlantic Ave. and another left onto Montgomery Ave. The loading zone will be located on the Montgomery Ave. side of the building.

Mr. Welch stated that the applicant has no issues with complying with the items on the engineer’s report. The business hours are generally 9am to 9pm, 7 days a week and they will have about 4 employees per shift. Mr. Welch feels that this is a good use for this site.

Mr. Welch stated that they will have 1 sign proposed on the New Jersey Ave. façade and it will comply with the city’s sign ordinance.

There was a concern about shopping carts rolling out onto New Jersey Ave. but Mr. Welch stated that the shopping carts are held inside and do not leave the building.

Matt Seckler, the traffic Engineer for the applicant referred to exhibit A-3 which is and aerial phot dated 01/02/18 that shows the parking study. Mr. Seckler stated that they did a parking study in August of 2017 once on a Saturday and once on a Thursday. During this study they counted the number of on street parking spaces available. He counted 390 spaces available all located within 1000 feet in any direction from the building or a 5-minute walk. Mr. Seckler stated the city’s ordinance requires 1 space for every 200 square feet for retail. That would require 26 on site parking spaces and the applicant has none and is not proposing any.

Mr. Seckler noted that it is not unusual to have no onsite parking spaces in the commercial zone. He also stated that the only new waiver they are requesting is for the parking. Mr. Seckler believes the proposal advances the proposing of zoning specially letter G and there are no determents to the public good or zoning ordinance.

Todd Kieninger, the Vice chair of the board noted that the behind the building is the High School which will not be in operation during the summer or weekend peak hours of the store.

Raymond Roberts reviewed the engineers report and noted items about trash pickup, county approval and the compliance with ADA requirements.

There were no members of the public that spoke on the application.

Todd Kieninger made a motion to move forward with the vote. Timothy Blute 2nd the motion. The application was approved with 5 Yes votes.

**Memorializing Resolutions:**

The resolution for Capt’n Jacks Island Grill, LLC 18-17Z was approved with 4 Yes votes. Todd Kieninger abstained from the vote.

The resolution for The Morey Organization, Inc. 19-17Z was approved with 4 Yes votes. Todd Kieninger abstained from the vote.

**Approval of Minutes:** The minutes from the December 4, 2017 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 6:45PM**

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The preceding minutes are a summary of events that occurred during this meeting on the above mentioned date in compliance with New Jersey State Statute 40:55D, 2-7-6. These minutes are not nor are they intended or represented to be a verbatim transcription taken.